First Security Bank

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Idaho Construction Report

Vol 36, No 11 | Dr. Kelly K. Matthews—Economist | November 1989

Idaho's new construction activity in November sustained the growth momentum that has characterized the industry recently. Nonresidential valuation lagged behind an especially strong month a year ago, but new residential building remained sharply higher than last year. Twin Falls was the only city with more than $2 million in November commercial construction. Locations with more than $1 million during the month included Boise, Coeur d'Alene and Nampa. Cumulative for 11 months, nonresidential construction totals were as follows: Boise, $46 million; Twin Falls, $12 million; Nampa, $12 million; Coeur d'Alene, $9 million; and Idaho Falls, $8 million.

A surge in multi-family residential construction contributed significantly to Idaho's building industry in November. During the month, there were 128 multi-family permits issued in Boise and 14 issued in Idaho Falls. So far in 1989, permit valuation for multi-family permit construction is 132 percent above last year. Average multi-family permit valuation varied widely across the state. For example, in the January - November period, that average valuation was Idaho Falls, $49,900; Boise, $30,300; and Coeur d'Alene, $28,400.

Conventional, fixed-rate mortgages have yielded near 9-3/4 percent for several weeks. The nation's bond market, which is the basis of mortgage pricing, has been locked into a rather narrow trading range. Bond rates could remain stable for a while longer, but a sluggish national economy, combined with easing inflationary concerns, points to the next rate move being on the downside.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in November was $44,748,210, or 1.3 percent below 1988. *NEW RESIDENTIAL CONSTRUCTION* for 405 new dwelling units totaled $22,588,438, an increase of 75.3 percent in number and an increase of 53.2 percent in value compared with a year ago. Included in the total residential permits were 216 single-family, 144 multi-family and 45 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $10,184,246 was down 45.5 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $11,975,536 were up 0.7 percent.

Building Permit Construction Summary

	November	% Chg	Eleven Months	% Chg
Total New Dwelling Units	405	+ 75.3	4,334	+ 33.4
Single-Family	216	+ 28.6	2,754	+ 23.2
Multi-Family	144	+860.0	926	+148.9
Mobile Homes	45	- 6.3	654	+ 2.2
Total Residential Value	$ 22,588,438	+ 53.2	$ 290,626,561	+ 44.4
Single-Family	17,720,006	+ 31.3	251,350,885	+ 38.4
Multi-Family	4,369,489	+452.4	33,107,590	+131.6
Mobile Homes	498,933	+ 7.7	6,168,086	+ 15.7
Nonresidential Value	10,184,246	- 45.5	142,314,388	- 28.5
Alterations & Repair Value	11,975,536	+ 0.7	162,964,699	+ 8.3
TOTAL CONSTRUCTION VALUE	$ 44,748,210	- 1.3	$ 595,905,648	+ 8.2

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — NOVEMBER 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	$0	$0	$54,000	$54,000
Coeur d'Alene	3	26	165,678	1,635,618	232,068	2,033,364
Kootenai County Un	18	56	852,742	528,316	257,465	1,638,523
Craigmont	0	3	0	0	4,500	4,500
Grangeville	1	6	42,500	3,000	14,200	59,700
Lewiston	6	65	525,608	176,035	1,838,638	2,540,281
Nez Perce Co Un	4	15	90,000	113,872	76,435	280,307
Moscow	1	21	110,500	0	292,035	402,535
Latah County Un	3	10	225,847	7,200	14,450	247,497
Orofino	0	6	0	0	23,447	23,447
Osburn	0	1	0	0	800	800
Sandpoint	1	9	48,000	0	52,900	100,900
St. Maries	0	7	0	0	38,770	38,770
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	37	228	$2,060,875	$2,464,041	$2,899,708	$7,424,624
Boise City	212	1,131	$10,166,022	$1,997,133	$6,028,645	$18,191,800
Meridian	17	34	921,027	0	116,252	1,037,279
Ada County Un	39	119	3,466,906	487,540	262,795	4,217,241
Caldwell	0	8	0	0	106,100	106,100
Canyon County Un	15	28	873,632	40,920	120,617	1,035,169
Nampa	8	45	292,740	1,142,538	235,762	1,671,040
Emmett	0	10	0	0	29,040	29,040
Gooding	0	1	0	7,700	0	7,700
Hailey	2	10	187,880	0	45,650	233,530
Ketchum	0	15	0	0	207,400	207,400
Sun Valley	1	4	485,000	0	37,000	522,000
Blaine County Un	3	4	320,000	0	70,000	390,000
Jerome	0	2	0	0	4,531	4,531
Mountain Home	3	22	125,895	834,891	48,215	1,009,001
Payette			REPORT NOT RECEIVED			0
Shoshone	0	1	0	0	1,400	1,400
Twin Falls City	2	33	102,732	2,043,048	237,438	2,383,218
Twin Falls Co Un	3	7	52,700	5,360	30,534	88,594
Weiser	3	8	128,075	0	34,728	162,803
TOTAL SOUTHWESTERN	308	1,482	$17,122,609	$6,559,130	$7,616,107	$31,297,846
Blackfoot	0	2	$0	$0	$15,500	$15,500
Bingham County Un	3	11	28,500	70,000	72,528	171,028
Idaho Falls	25	55	1,661,360	265,500	325,739	2,252,599
Ammon	0	1	0	106,000	0	106,000
Bonneville Co Un	7	26	372,980	196,200	66,460	635,640
Rexburg	0	2	0	0	30,000	30,000
Rigby	0	4	0	0	31,700	31,700
Jefferson Co Un	6	25	72,163	82,071	724,500	878,734
Salmon	0	2	0	0	11,700	11,700
Lemhi County Un	2	6	77,000	19,720	8,000	104,720
St. Anthony	0	1	0	0	5,000	5,000
TOTAL EASTERN	43	135	$2,212,003	$739,491	$1,291,127	$4,242,621
American Falls	1	4	$50,000	$8,590	$1,000	$59,590
Power County Un	0	4	0	29,500	1,000	30,500
Burley	1	2	99,000	0	2,000	101,000
Chubbuck	0	3	0	0	9,200	9,200
Montpelier			NO PERMITS ISSUED			0
Pocatello	6	17	400,000	315,000	65,760	780,760
Bannock County Un	4	8	307,920	30,930	55,000	393,850
Preston	0	1	0	3,000	0	3,000
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	9	60,213	4,000	25,719	89,932
Minidoka County Un	4	16	275,808	30,564	6,900	313,272
Soda Springs	0	4	0	0	2,015	2,015
TOTAL SOUTHEASTERN	17	68	$1,192,941	$421,584	$168,594	$1,783,119
TOTAL 56 LOCATIONS	405	1,913	$22,588,428	$10,184,246	$11,975,536	$44,748,210

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	23	$676,876	$0	$168,960	$845,836
Coeur d'Alene	197	488	8,302,562	9,028,880	4,643,945	21,975,387
Kootenai County Un	279	834	17,404,380	5,053,975	3,455,577	25,913,932
Craigmont	0	13	0	9,300	29,160	38,460
Grangeville	1	90	42,500	718,020	383,375	1,143,895
Lewiston	73	982	5,147,953	3,721,529	7,765,277	16,634,759
Nez Perce Co Un	31	121	1,011,245	3,100,513	1,094,527	5,206,285
Moscow	18	270	1,398,800	437,000	1,683,322	3,519,122
Latah County Un	34	151	1,429,626	507,919	631,654	2,569,199
Orofino	2	114	49,000	135,968	315,045	500,013
Osburn	1	42	0	57,844	93,158	151,002
Sandpoint	68	86	2,021,054	235,000	358,684	2,614,738
St. Maries	6	91	35,150	199,543	468,921	703,614
Benewah County Un	38	120	1,119,235	1,190,341	301,154	2,610,730
TOTAL NORTHERN	768	3,425	$38,638,381	$24,395,832	$21,392,759	$84,426,972
Boise City	1,397	11,533	$84,373,885	$46,234,779	$85,593,843	$216,202,507
Meridian	166	345	9,995,140	3,217,011	1,679,924	14,892,075
Ada County Un	450	1,075	31,643,026	4,300,198	5,101,500	41,044,724
Caldwell	31	154	1,308,635	445,210	2,245,645	3,999,490
Canyon County Un	232	395	10,863,740	2,607,231	4,710,763	18,181,734
Nampa	89	418	4,593,726	11,586,716	2,750,390	18,930,832
Emmett	10	241	692,555	42,000	954,356	1,688,911
Gooding	0	14	0	27,330	101,751	129,081
Hailey	41	115	4,057,075	3,522,440	411,350	7,990,865
Ketchum	57	204	11,642,070	6,662,580	5,058,762	23,363,412
Sun Valley	49	186	18,359,000	207,000	2,926,950	21,492,950
Blaine County Un	133	189	28,154,931	0	2,213,842	30,368,773
Jerome	4	59	117,772	355,000	164,609	637,381
Mountain Home	36	201	1,980,775	1,382,526	1,060,521	4,423,822
Payette	2	25	50,000	61,000	68,300	179,300
Shoshone	0	16	0	135,000	66,400	201,400
Twin Falls City	51	325	4,646,896	11,702,327	4,722,559	21,071,782
Twin Falls Co Un	33	84	1,286,138	379,496	549,486	2,215,120
Weiser	8	93	222,075	760,534	345,055	1,327,664
TOTAL SOUTHWESTERN	2,789	15,672	$213,987,439	$93,628,378	$120,726,006	$428,341,823
Blackfoot	8	62	$306,000	$896,201	$799,600	$2,001,801
Bingham County Un	94	175	3,009,300	1,649,292	666,295	5,324,887
Idaho Falls	230	639	15,107,717	7,612,520	5,569,637	28,289,874
Ammon	10	36	661,552	234,319	154,316	1,050,187
Bonneville Co Un	130	319	5,183,304	2,826,946	1,530,116	9,540,366
Rexburg	16	50	869,500	1,823,000	971,666	3,664,166
Rigby	27	33	846,000	359,500	139,400	1,344,900
Jefferson Co Un	69	251	1,562,221	1,226,708	1,114,745	3,903,674
Salmon	1	42	76,000	2,500	208,600	287,100
Lemhi County Un	20	77	894,200	98,720	208,133	1,201,053
St. Anthony	1	25	8,000	28,700	103,800	140,500
TOTAL EASTERN	606	1,709	$28,523,794	$16,758,406	$11,466,308	$56,748,508
American Falls	7	53	$151,100	$564,590	$47,150	$762,840
Power County Un	5	41	235,000	1,314,000	58,700	1,607,700
Burley	4	44	505,000	584,700	314,000	1,403,700
Chubbuck	21	59	1,134,692	428,000	385,294	1,947,986
Montpelier	0	47	0	30,000	69,865	99,865
Pocatello	55	375	3,942,000	2,381,285	6,423,970	12,747,255
Bannock County Un	33	70	2,001,692	414,437	255,596	2,671,725
Preston	4	22	264,000	372,000	77,800	713,800
Franklin County Un	2	4	127,000	5,000	22,000	154,000
Rupert	6	109	133,623	61,088	1,081,933	1,276,644
Minidoka County Un	30	105	935,340	1,252,822	508,861	2,697,023
Soda Springs	4	59	47,500	123,850	134,457	305,807
TOTAL SOUTHEASTERN	171	988	$9,476,947	$7,531,772	$9,379,626	$26,388,345
TOTAL 56 LOCATIONS	4,334	21,794	$290,626,561	$142,314,388	$162,964,699	$595,905,648

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	2,800	$2,800
Coeur d'Alene	4	30	222,254	5,352,432	168,625	5,743,311
Kootenai County Un	16	50	526,547	400,977	135,561	1,063,185
Craigmont	2	4	10,500	20,000	3,000	33,500
Grangeville	0	12	0	6,000	37,600	43,600
Lewiston	1	51	104,440	0	675,629	780,069
Nez Perce Co Un	0	10	0	0	65,487	65,487
Moscow	2	16	71,000	56,000	32,528	159,528
Latah County Un	1	19	0	50,425	109,561	159,986
Orofino	1	5	74,584	0	37,674	112,258
Osburn			NO PERMITS ISSUED			0
Sandpoint	0	10	0	0	27,292	27,292
St. Maries	0	2	0	0	1,760	1,760
Benewah County Un	4	12	75,000	129,500	500	205,000
TOTAL NORTHERN	31	222	1,084,325	6,015,334	1,298,117	8,397,776
Boise City	62	736	4,537,600	10,244,423	7,968,131	22,750,154
Meridian	12	22	717,726	0	32,787	750,513
Ada County Un	31	98	1,901,884	23,260	828,754	2,753,898
Caldwell	0	7	0	441,500	154,900	596,400
Canyon County Un	18	28	1,180,158	549,248	0	1,729,406
Nampa	7	23	357,385	240,047	58,341	655,773
Emmett	0	7	0	0	24,025	24,025
Gooding	0	3	0	13,627	55,200	68,827
Hailey	2	7	179,563	0	40,069	219,632
Ketchum	0	10	0	5,000	190,971	195,971
Sun Valley	1	10	374,000	21,000	227,500	622,500
Blaine County Un	3	8	1,627,000	0	61,100	1,688,100
Jerome	1	6	72,833	0	3,100	75,933
Mountain Home	1	17	0	101,943	126,000	227,943
Payette	0	2	0	15,000	0	15,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	5	23	189,459	52,668	93,754	335,881
Twin Falls Co Un	4	14	290,144	8,368	95,390	393,902
Weiser	1	7	35,000	0	33,005	68,005
TOTAL SOUTHWESTERN	148	1,028	11,462,752	11,716,084	9,993,027	33,171,863
Blackfoot	0	1	0	0	18,900	18,900
Bingham County Un	3	14	74,000	457,250	18,400	549,650
Idaho Falls	19	42	1,007,450	84,841	158,610	1,250,901
Ammon	1	3	68,739	0	4,500	73,239
Bonneville Co Un	7	24	221,500	200,450	79,800	501,750
Rexburg	1	4	104,000	8,000	4,425	116,425
Rigby	0	1	0	0	8,000	8,000
Jefferson Co Un	9	25	196,400	68,675	1,650	266,725
Salmon	0	1	0	30,000	0	30,000
Lemhi County Un	1	3	30,000	0	7,000	37,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	41	118	1,702,089	849,216	301,285	2,852,590
American Falls	1	2	13,000	0	400	13,400
Power County Un	0	1	0	20,000	0	20,000
Burley	3	2	165,000	0	0	165,000
Chubbuck	1	4	58,028	0	6,800	64,828
Montpelier	0	5	0	0	53,050	53,050
Pocatello	3	29	170,900	75,000	93,430	339,330
Bannock County Un	1	7	78,000	0	47,368	125,368
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	2	7	12,800	0	17,368	30,168
Minidoka County Un	0	8	0	14,500	72,880	87,380
Soda Springs	0	2	0	0	5,100	5,100
TOTAL SOUTHEASTERN	11	67	497,728	109,500	296,396	903,624
TOTAL 56 LOCATIONS	231	1,435	14,746,894	18,690,134	11,888,825	45,325,853

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	20	0	604,000	112,365	$716,365
Coeur d'Alene	75	504	5,692,774	14,390,300	2,185,636	22,268,710
Kootenai County Un	266	704	10,246,099	18,445,226	1,821,414	30,512,739
Craigmont	5	15	160,500	20,000	67,450	247,950
Grangeville	1	119	63,806	216,248	436,158	716,212
Lewiston	65	845	4,108,830	452,470	6,460,973	11,022,273
Nez Perce Co Un	22	74	1,026,305	5,252,363	247,222	6,525,890
Moscow	17	304	1,159,050	823,971	1,910,921	3,893,942
Latah County Un	33	153	959,525	607,051	621,656	2,188,232
Orofino	7	129	188,406	0	411,608	600,014
Osburn	4	17	100	214,811	9,690	224,601
Sandpoint	19	93	774,115	1,020,000	573,377	2,367,492
St. Maries	4	90	70,500	1,944,080	633,856	2,648,436
Benewah County Un	21	90	798,820	1,939,265	147,075	2,885,160
TOTAL NORTHERN	539	3,157	25,248,830	45,929,785	15,639,401	86,818,016
Boise City	863	9,854	56,555,158	98,704,253	80,666,328	235,925,739
Meridian	116	246	6,508,797	876,400	1,229,038	8,614,235
Ada County Un	356	1,849	25,436,056	2,667,428	6,257,802	34,361,286
Caldwell	26	170	1,218,858	1,141,236	1,521,206	3,881,300
Canyon County Un	187	345	7,493,851	7,097,168	845,772	15,436,791
Nampa	68	402	3,120,191	997,024	2,305,576	6,422,791
Emmett	4	235	587,942	371,575	1,016,101	1,975,618
Gooding	0	23	0	23,246	172,787	196,033
Hailey	61	63	1,922,669	811,750	797,120	3,531,539
Ketchum	25	151	7,814,000	5,094,800	3,209,757	16,118,557
Sun Valley	28	123	6,908,000	1,268,600	2,178,040	10,354,640
Blaine County Un	70	122	16,937,495	135,000	1,411,909	18,484,404
Jerome	2	56	77,833	4,000	493,456	575,289
Mountain Home	34	185	1,523,461	933,134	1,327,486	3,784,081
Payette	2	30	58,000	319,500	1,577,500	1,955,000
Shoshone	0	18	0	15,734	60,766	76,500
Twin Falls City	44	253	3,219,077	5,546,033	2,089,271	10,854,381
Twin Falls Co Un	28	83	1,435,770	201,160	570,160	2,207,090
Weiser	13	109	151,638	508,842	351,757	1,012,237
TOTAL SOUTHWESTERN	1,927	14,317	140,968,796	126,716,883	108,081,832	375,767,511
Blackfoot	10	53	347,000	1,155,268	377,887	1,880,155
Bingham County Un	98	192	3,003,655	1,296,372	457,725	4,757,752
Idaho Falls	219	618	14,083,179	15,219,942	5,388,107	34,691,228
Ammon	11	47	884,203	496,765	118,718	1,499,686
Bonneville Co Un	119	261	4,051,622	739,169	1,875,296	6,666,087
Rexburg	29	50	937,000	880,500	626,025	2,443,525
Rigby	5	27	143,615	335,000	222,440	701,055
Jefferson Co Un	86	241	2,059,140	386,143	304,400	2,749,683
Salmon	1	29	6,000	108,200	124,100	238,300
Lemhi County Un	11	59	229,000	122,500	1,223,372	1,574,872
St. Anthony	0	17	0	30,200	39,100	69,300
TOTAL EASTERN	589	1,594	25,744,414	20,770,059	10,757,170	57,271,643
American Falls	11	54	241,600	36,100	67,490	345,190
Power County Un	6	37	91,000	1,366,680	27,650	1,485,330
Burley	5	42	309,500	539,823	337,000	1,186,323
Chubbuck	10	54	553,242	392,600	900,615	1,846,457
Montpelier	1	52	150	759,344	303,830	1,063,324
Pocatello	72	565	4,827,050	1,134,500	12,626,462	18,588,012
Bannock County Un	32	73	1,407,140	202,747	665,618	2,275,505
Preston	6	36	416,900	790,500	256,600	1,464,000
Franklin County Un	5	7	317,000	98,000	0	415,000
Rupert	9	89	58,700	62,617	230,232	351,549
Minidoka County Un	34	96	1,028,929	182,320	473,095	1,684,344
Soda Springs	2	45	28,500	15,500	116,575	160,575
TOTAL SOUTHEASTERN	193	1,150	9,279,711	5,580,731	16,005,167	30,865,609
TOTAL 56 LOCATIONS	3,248	20,218	201,241,751	198,997,458	150,483,570	550,722,779

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS NOVEMBER 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	3	165,678	0	0	0	0
Kootenai County Un	11	852,742	0	0	7	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville	1	42,500	0	0	0	0
Lewiston	4	445,608	0	0	2	80,000
Nez Perce Co Un	0	0	0	0	4	90,000
Moscow	1	110,500	0	0	0	0
Latah County Un	2	225,847	0	0	1	0
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint	1	48,000	0	0	0	0
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un			REPORT NOT RECEIVED			
TOTAL NORTHERN	23	$1,890,875	0	$0	14	$170,000
Boise City	84	$6,741,342	128	$3,424,680	0	$0
Meridian	13	897,427	0	0	4	23,600
Ada County Un	35	3,465,706	0	0	4	1,200
Caldwell			NO NEW RESIDENTIAL			
Canyon County Un	12	851,632	0	0	3	22,000
Nampa	4	214,201	2	74,789	2	3,750
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey	2	187,880	0	0	0	0
Ketchum			NO NEW RESIDENTIAL			
Sun Valley	1	485,000	0	0	0	0
Blaine County Un	3	320,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	3	125,895	0	0	0	0
Payette			REPORT NOT RECEIVED			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	1	102,012	0	0	1	720
Twin Falls Co Un	1	52,700	0	0	2	0
Weiser	3	128,075	0	0	0	0
TOTAL SOUTHWESTERN	162	$13,571,870	130	$3,499,469	16	$51,270
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	0	0	0	0	3	28,500
Idaho Falls	11	791,340	14	870,020	0	0
Ammon			NO NEW RESIDENTIAL			
Bonneville Co Un	4	307,980	0	0	3	65,000
Rexburg			NO NEW RESIDENTIAL			
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	0	0	0	0	6	72,163
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	2	77,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	17	$1,176,320	14	$870,020	12	$165,663
American Falls	1	$50,000	0	$0	0	$0
Power County Un			NO NEW RESIDENTIAL			
Burley	1	99,000	0	0	0	0
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello	6	400,000	0	0	0	0
Bannock County Un	3	242,920	0	0	1	65,000
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	1	60,213	0	0	0	0
Minidoka County Un	2	228,808	0	0	2	47,000
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	14	$1,080,941	0	$0	3	$112,000
TOTAL 56 LOCATIONS	216	$17,720,006	144	$4,369,489	45	$498,933

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS ELEVEN-MONTH CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	70	4,746,155	125	3,552,907	2	3,500
Kootenai County Un	165	16,718,703	15	685,677	99	0
Craigmont	0	0	0	0	0	0
Grangeville	1	42,500	0	0	0	0
Lewiston	46	3,683,060	11	931,993	16	532,900
Nez Perce Co Un	15	655,605	0	0	16	355,640
Moscow	16	1,285,800	2	113,000	0	0
Latah County Un	16	1,429,626	0	0	18	0
Orofino	0	0	0	0	2	49,000
Osburn	0	0	0	0	1	0
Sandpoint	9	743,954	55	1,272,000	4	5,100
St. Maries	0	0	0	0	6	35,150
Benewah County Un	10	727,735	0	0	28	391,500
TOTAL NORTHERN	349	$30,080,014	227	$7,185,577	192	$1,372,790
Boise City	836	$67,403,009	561	$16,970,876	0	$0
Meridian	138	9,573,745	3	131,520	25	289,875
Ada County Un	370	31,205,886	6	405,440	74	31,700
Caldwell	22	1,132,655	4	99,480	5	76,500
Canyon County Un	158	10,270,565	0	0	74	593,175
Nampa	79	4,469,061	4	120,915	6	3,750
Emmett	10	692,555	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	41	4,057,075	0	0	0	0
Ketchum	43	10,169,470	14	1,472,600	0	0
Sun Valley	42	15,944,000	7	2,415,000	0	0
Blaine County Un	133	28,154,931	0	0	0	0
Jerome	2	98,772	0	0	2	19,000
Mountain Home	32	1,899,205	2	81,570	2	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	43	4,465,731	2	140,441	6	40,724
Twin Falls Co Un	12	916,008	0	0	21	370,130
Weiser	4	186,075	2	19,500	2	16,500
TOTAL SOUTHWESTERN	1,966	$190,670,743	605	$21,857,342	218	$1,459,354
Blackfoot	6	$306,000	0	$0	2	$0
Bingham County Un	34	2,177,000	0	0	60	832,300
Idaho Falls	146	11,641,146	65	3,242,671	19	223,900
Ammon	10	661,552	0	0	0	0
Bonneville Co Un	64	4,298,797	0	0	66	884,507
Rexburg	11	734,500	5	135,000	0	0
Rigby	2	155,000	24	687,000	1	4,000
Jefferson Co Un	15	804,900	0	0	54	757,321
Salmon	1	76,000	0	0	0	0
Lemhi County Un	20	894,200	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	309	$21,749,095	94	$4,064,671	203	$2,710,028
American Falls	3	$86,000	0	$0	4	$65,100
Power County Un	2	150,000	0	0	3	85,000
Burley	4	505,000	0	0	0	0
Chubbuck	21	1,134,692	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	55	3,942,000	0	0	0	0
Bannock County Un	29	1,927,992	0	0	4	73,700
Preston	4	264,000	0	0	0	0
Franklin County Un	2	127,000	0	0	0	0
Rupert	2	109,623	0	0	4	24,000
Minidoka County Un	7	583,226	0	0	23	352,114
Soda Springs	1	21,500	0	0	3	26,000
TOTAL SOUTHEASTERN	130	$8,851,033	0	$0	41	$625,914
TOTAL 56 LOCATIONS	2,754	$251,350,885	926	$33,107,590	654	$6,168,086

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — NOVEMBER 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	3	147,254	1	75,000	0	0
Kootenai County Un	7	526,547	0	0	9	0
Craigmont	2	10,500	0	0	0	0
Grangeville			NO NEW RESIDENTIAL			
Lewiston	1	104,440	0	0	0	0
Nez Perce Co Un			NO NEW RESIDENTIAL			
Moscow	0	0	2	71,000	0	0
Latah County Un	0	0	0	0	1	0
Orofino	1	74,584	0	0	0	0
Osburn			NO NEW RESIDENTIAL			
Sandpoint			NO NEW RESIDENTIAL			
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un	0	0	0	0	4	75,000
TOTAL NORTHERN	14	$863,325	3	$146,000	14	$75,000
Boise City	60	$4,475,600	2	$62,000	0	$0
Meridian	11	699,726	0	0	1	18,000
Ada County Un	26	1,900,384	0	0	5	1,500
Caldwell			NO NEW RESIDENTIAL			
Canyon County Un	15	1,162,758	0	0	3	17,400
Nampa	7	357,385	0	0	0	0
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey	2	179,563	0	0	0	0
Ketchum			NO NEW RESIDENTIAL			
Sun Valley	1	374,000	0	0	0	0
Blaine County Un	3	1,627,000	0	0	0	0
Jerome	1	72,833	0	0	0	0
Mountain Home	0	0	0	0	1	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	3	187,975	0	0	2	1,484
Twin Falls Co Un	2	250,144	0	0	2	40,000
Weiser	1	35,000	0	0	0	0
TOTAL SOUTHWESTERN	132	$11,322,368	2	$62,000	14	$78,384
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	0	0	0	0	3	74,000
Idaho Falls	9	470,390	8	498,060	2	39,000
Ammon	1	68,739	0	0	0	0
Bonneville Co Un	2	144,000	0	0	5	77,500
Rexburg	1	104,000	0	0	0	0
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	1	90,000	0	0	8	106,400
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	1	30,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	15	$907,129	8	$498,060	18	$296,900
American Falls	1	$13,000	0	$0	0	$0
Power County Un			NO NEW RESIDENTIAL			
Burley	1	80,000	2	85,000	0	0
Chubbuck	1	58,028	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	3	170,900	0	0	0	0
Bannock County Un	1	78,000	0	0	0	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	0	0	0	0	2	12,800
Minidoka County Un			NO NEW RESIDENTIAL			
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	7	$399,928	2	$85,000	2	$12,800
TOTAL 56 LOCATIONS	168	$13,492,750	15	$791,060	48	$463,084

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	69	4,267,274	5	1,425,000	1	500
Kootenai County Un	148	9,808,435	8	437,664	110	0
Craigmont	5	160,500	0	0	0	0
Grangeville	1	63,806	0	0	0	0
Lewiston	48	3,699,170	7	213,340	10	196,320
Nez Perce Co Un	11	781,305	0	0	11	245,000
Moscow	13	1,009,200	4	149,850	0	0
Latah County Un	13	951,025	1	8,500	19	0
Orofino	2	124,367	0	0	5	64,039
Osburn	0	0	0	0	4	100
Sandpoint	10	558,115	2	161,000	7	55,000
St. Maries	0	0	0	0	4	70,500
Benewah County Un	11	666,820	0	0	10	132,000
TOTAL NORTHERN	331	$22,090,017	27	$2,395,354	181	$763,459
Boise City	670	$50,471,168	193	$6,083,990	0	$0
Meridian	95	6,294,953	0	0	21	213,844
Ada County Un	308	25,420,636	0	0	48	15,420
Caldwell	13	900,590	6	246,268	7	72,000
Canyon County Un	115	6,935,201	0	0	72	558,650
Nampa	63	3,120,191	0	0	5	0
Emmett	4	587,942	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	13	998,169	47	924,500	1	0
Ketchum	23	7,374,000	2	440,000	0	0
Sun Valley	18	5,408,000	10	1,500,000	0	0
Blaine County Un	69	16,910,495	0	0	1	27,000
Jerome	1	72,833	0	0	1	5,000
Mountain Home	27	1,523,461	0	0	7	0
Payette	2	58,000	0	0	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	35	3,211,057	0	0	9	8,020
Twin Falls Co Un	12	1,115,770	0	0	16	320,000
Weiser	4	94,500	4	39,000	5	18,138
TOTAL SOUTHWESTERN	1,472	$130,496,966	262	$9,233,758	193	$1,238,072
Blackfoot	5	$327,500	0	$0	5	$19,500
Bingham County Un	38	2,114,055	1	27,000	59	862,600
Idaho Falls	156	12,028,456	48	1,801,321	15	253,402
Ammon	11	884,203	0	0	0	0
Bonneville Co Un	56	3,121,330	0	0	63	930,292
Rexburg	6	527,000	23	410,000	0	0
Rigby	1	67,000	2	65,000	2	11,615
Jefferson Co Un	20	1,141,670	0	0	66	917,470
Salmon	1	6,000	0	0	0	0
Lemhi County Un	9	229,000	0	0	2	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	303	$20,446,214	74	$2,303,321	212	$2,994,879
American Falls	3	$198,000	0	$0	8	$43,600
Power County Un	1	60,000	0	0	5	31,000
Burley	3	224,500	2	85,000	0	0
Chubbuck	10	553,242	0	0	0	0
Montpelier	0	0	0	0	1	150
Pocatello	68	4,643,050	4	184,000	0	0
Bannock County Un	25	1,407,140	0	0	7	0
Preston	6	416,900	0	0	0	0
Franklin County Un	5	317,000	0	0	0	0
Rupert	0	0	0	0	9	58,700
Minidoka County Un	8	737,204	3	96,000	23	195,725
Soda Springs	1	24,000	0	0	1	4,500
TOTAL SOUTHEASTERN	130	$8,581,036	9	$365,000	54	$333,675
TOTAL 56 LOCATIONS	2,236	$181,614,233	372	$14,297,433	640	$5,330,085

Compiled by First Security Bank of Idaho, N.A.